

## **Agenda Item: Site Plan Review for 507/515 Charles St.**

**TO:** Matthews Board of Commissioners  
**DATE:** October 5, 2022  
**FROM:** Robert Will, Senior Planner

### **Background/Issue**

This is a site plan review from an old conditional rezoning from 1992. Pursuant to a conditional note on the approved plan (see attached rezoning petition 182) any "Deviations over 20% of building foot prints or parking area as shown will require resubmission to Matthews Town Board".

### **Proposal/Solution**

The site plan must conform to the standards of the Downtown Overlay, and generally does so. However, there are minor changes that may need to be adjusted on the site plan (such as the addition of bike racks and a connection to the public sidewalk) but these may be reviewed at the staff level, which is typically the level of review for DO compliance.

### **Financial Impact**

None at this time

### **Related Town Goals and/or Strategies**

Economic development/Land Use Planning

### **Recommended Motion/Action**

The recommended motion is to approve the amended site plan for 507/515 Charles St.



CHAPMAN COMPANY  
TAX# 193-251-5  
ZONED I-1

MATTHEWS FOUNDRY, INC.  
TAX# 193-251-7  
ZONED I-1

I-1

CHARLES STREET 30' R/W

30' SETBACK

#507  
DEED BOOK 5261, P.624  
TAX# 193-252-34

MAXIMUM  
BUILDING AREA  
8754 SF

#507  
DEED BOOK 5261, P.624  
TAX# 193-252-09

MARGARET C. SMITH  
DEED BOOK 1239, P.127  
ZONED R-20

HENRY DONAGHY & WIFE  
SANDRA S. DONAGHY  
DEED BOOK 5965, P.461  
ZONED R-20

R-20

PROPOSED  
LIMITS OF  
PARKING AREA  
50 CARS (MAX.)

R-20

6' SIDEYARD

#526  
DEED BOOK 5056, P.591  
TAX# 193-252-15

Existing Bldg.  
1 Story  
Comp. Roof  
1367 sf

Existing Bldg.  
1 Story  
Comp. Roof  
1855 sf

#510  
DEED BOOK 6653, P.354  
TAX# 193-252-17

Existing Bldg.  
1 Story  
Comp. Roof  
1226 sf

30' SETBACK

MONROE ROAD (W. JOHN ST.) 60' R/W

JAMES W. RUSSELL  
TAX# 213-011-9  
ZONED R-20

ANNA WOOD  
TAX# 213-011-8  
ZONED R-20

FRANKLIN DILLING, JR.  
TAX# 213-011-7  
ZONED R-20

EDMONIA McLAUGHLIN  
TAX# 213-011-6  
ZONED R-20

SITE PLAN



## CONDITIONAL PLAN NOTES

1. This plan represents a concept of development with regard to the arrangement of buildings, parking and circulation areas. Variations are permitted based upon final design and construction drawings which will take into account tenant needs and site constraints.
2. The size and shape of the buildings shown on the site plan are illustrative only. The final arrangement of the building on the site will be determined by the actual tenant. However, in no event shall the maximum square footage as listed on the plan for the total site be exceeded.
3. Landscaping indicated on this site plan are for illustrative purposes only. However, in no event shall the development of any building on the site fail to comply with the Matthews Tree and Landscape Ordinance.
4. Parking for the site shall be provided in accordance with the standards as set forth in the Town Of Matthews Zoning Ordinance, at the ratio of ~~1 space per 300 sf of gross building area.~~
5. Development Standards shall be as follows:  
Min. Lot Size 9000 sf  
Min. Lot Width 60'  
Side yard 8'6"  
Setback 30'  
Rearyard 40'  
(Abutting Residential)  
~~Parking 1/300 sf~~  
(No parking shall be permitted in required setback nor provided within sideyards/rearyards)
6. All construction shall meet the standards of the North Carolina Building Code
7. The existing driveway location may be altered as needed to accurately coorespond to proposed new alignment. The number shall not be increased.
8. The style of the new structures shall be compatible with the residential nature of both the existing structures on the site and the adjacent buildings. This shall include the use of materials (brick, lap siding, stucco, composition roofing, windows), as well as a residential scale from one to two story construction.

9. Any development will comply with highway overlay requirements.

1A. DEVIATIONS OVER 20% OF BUILDING FOOTPRINTS OR PARKING AREAS AS SHOWN WILL REQUIRE RE-SUBMISSION TO THE MATTHEWS TOWN BOARD

5A. SIDEYARD DEVELOPMENT STANDARDS WOULD BE INCREASED PER HIGHWAY 51 OVERLAY REQUIREMENTS IF AT THE TIME OF DEVELOPMENT, ADJACENT PROPERTIES ARE RESIDENTIAL.

KENNETH  
ANDREWS

architecture

813 HAWTHORNE LANE  
CHARLOTTE NC 28204  
704 358-8838

REZONING PETITION  
JAMES BOYCE BLACK  
FROM R-20 TO O-9 CD

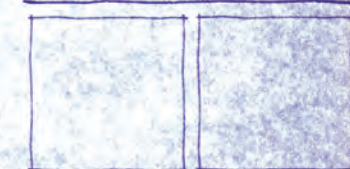
MATTHEWS, NORTH CAROLINA

Project

7.9.92

APPROVED  
TOWN OF MATTHEWS  
Date 6-1-92 *James H. Jordan*  
*Edna Clark*

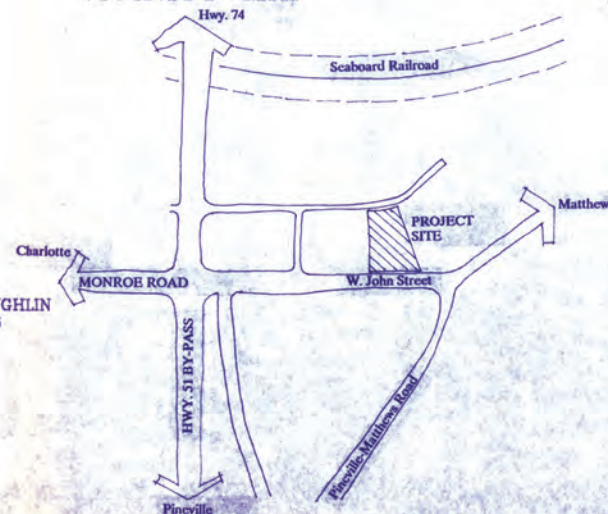
Revisions



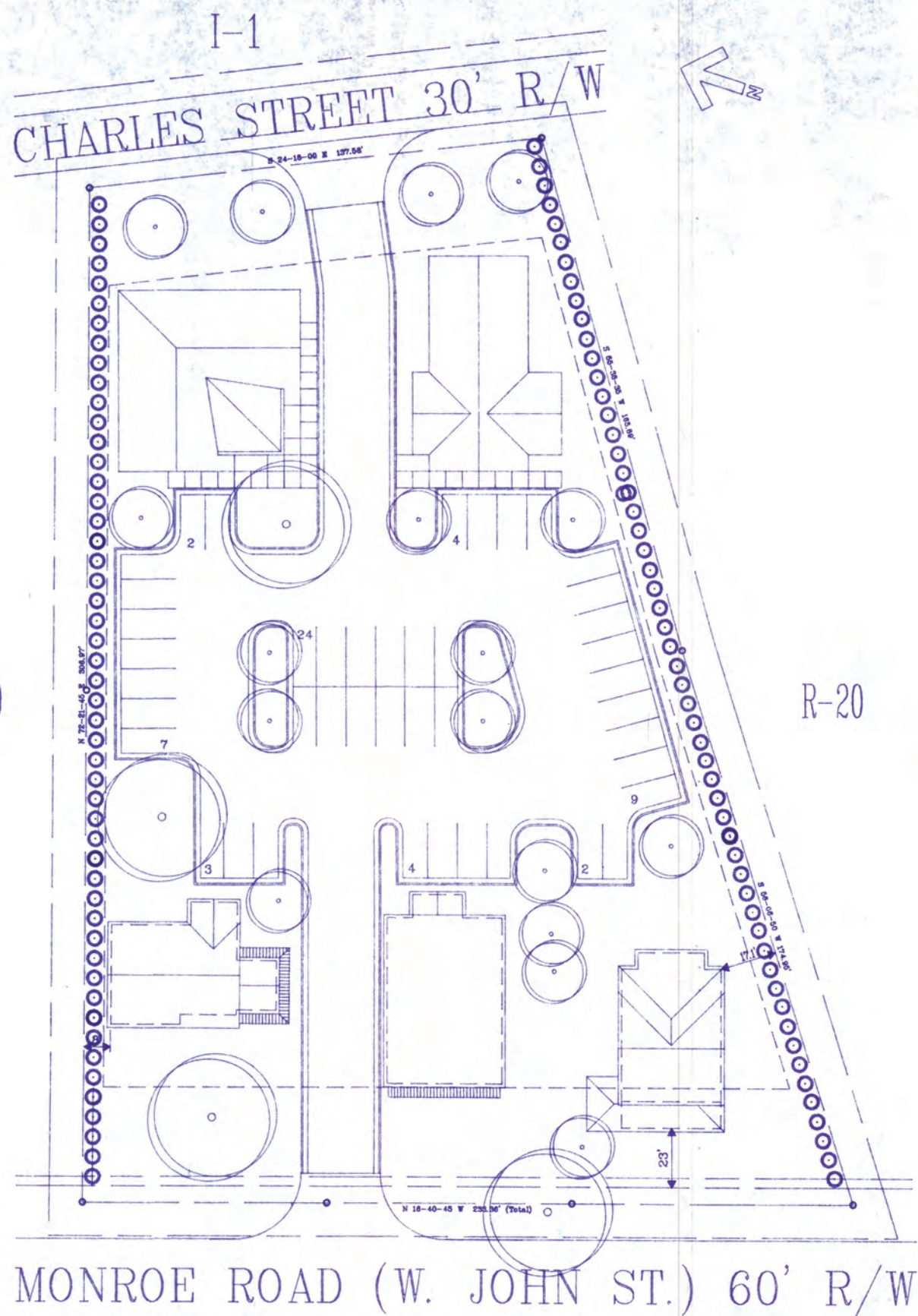
SITE PLAN/NOTES

Drawn By KLA SD-1  
Comm. No.  
Issue Date 6/1/92 Of 2 Total 2

## VICINITY MAP





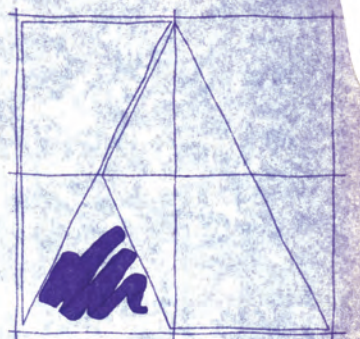


SITE PLAN



Delete Note

R-20



KENNETH  
ANDREWS

architecture

813 HAWTHORNE LANE  
CHARLOTTE NC 28204  
704 358-8838

REZONING PETITION  
JAMES BOYCE BLACK  
FROM R-20 TO O-9 CD

MATTHEWS, NORTH CAROLINA  
Project

Revisions

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ILLUSTRATIVE PLAN

Drawn By KLA SD-2  
Comm. No.  
Issue Date 11/11/01 Of 2 Total 2







1	EXTERIOR ELEVATION - REAR
A-2.1	

1/4" = 1'-0"

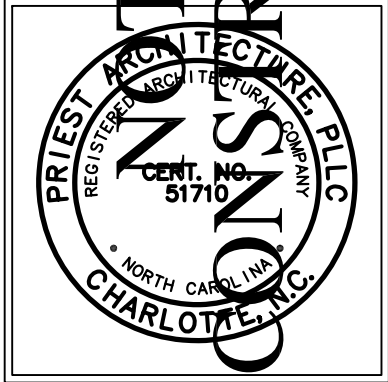
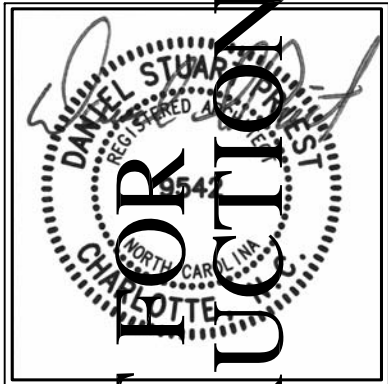


2	EXTERIOR ELEVATION - LEFT SIDE
A-2.1	

1/4" = 1'-0"



**PRIEST**  
ARCHITECTURE  
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3329 COMMONWEALTH AVENUE • CHARLOTTE, NC 28205  
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EMAIL: DANNY@PRIESTARCHITECTURE.COM



REVISIONS	
NO.	DATE

A NEW OFFICE BUILDING FOR:

**BLACK PEST PREVENTION**

507 WEST CHARLES STREET  
MATTHEWS, NORTH CAROLINA 28105

Project No:	2242
Scale:	
Date Drawn:	
Sheet Title	EXTERIOR ELEVATIONS

A-2.1

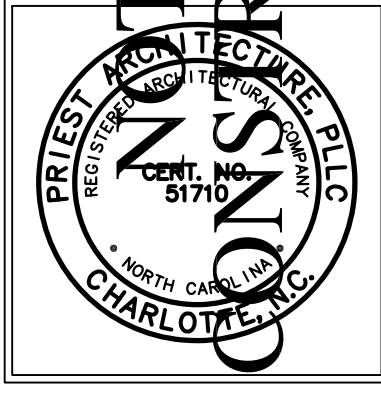
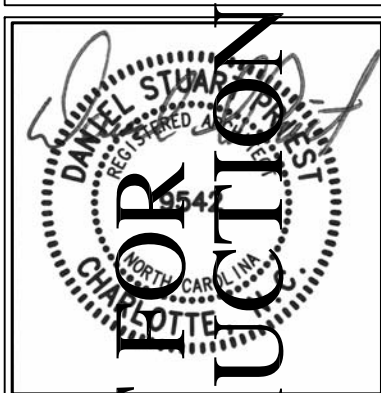


1	EXTERIOR ELEVATION - RIGHT SIDE <small>1/4" = 1'-0"</small>
A-2	



2	EXTERIOR ELEVATION - RIGHT SIDE <small>1/4" = 1'-0"</small>
A-2	

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Sheet Title	

EXTERIOR  
ELEVATIONS

A-2